

Issued: April 2, 2019

TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
MONDAY, APRIL 1, 2019  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107

DRAFT MINUTES

**ATTENDANCE:** Chair: Kevin Ahern, Vice Chair: Kevin Prestage, Commissioners: John O'Donnell, Liz Gillette, Alternates: Gordon Binkhorst, Andrea Gomes  
Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

**ABSENT:** Commissioner: Michele Maresca

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, March 4, 2019  
*Motion/Binkhorst; Second/Prestage; Vote 3-0 (Ahern, Prestage, Binkhorst Abstained: O'Donnell, Gillette, Gomes)*

**COMMUNICATIONS:**

2. **380 Tunxis Road (a.k.a. Middle Road, Farmington)** – Applications (IWW#1097 & SUB #298), request by Alan Bongiovanni, on behalf of Orchard Heights Developers, LLC, to open and immediately continue the public hearing without testimony to the May 6, 2019 meeting.  
*Received.*

**NEW BUSINESS:**

3. **180 Pond Road – IWW bank stabilization** – Application (IWW# 1059-R1-19) of Penfield Jarvis R.O., Gregory Hunt P.E., requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Woodridge Lake). The applicant is proposing the stabilization and



reinforcement of approximately 120 feet of eroded shoreline with approximately 3 cubic yards of 3/4" crushed stone and 6 cubic yards of rip rap. The proposal also includes the resetting and repair of approximately 155 feet of an existing stone wall along the shoreline. Work is proposed during the drawdown period of Woodridge Lake. (Submitted for IWWA receipt on April 1, 2019. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Prestage, Second/Brinkhorst) (Brinkhorst seated for Maresca) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **May 6, 2019 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

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4. **1678 Asylum Avenue - University of St. Joseph** – Application (IWW# 1103) of Andrew Levesque, on behalf of the University of Saint Joseph, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The proposed dining annex includes a dining tent, kitchen trailer, bathroom trailers, patio area, pedestrian walkways, gravel driveway, and utilities all of which will be utilized during renovations to the McGovern Hall Student Center. All impervious surfaces are temporary and will be returned to grass upon completion of the renovations to McGovern dining hall. Portions of the proposed activity are within the 150 ft. upland review area. (Submitted for IWWA receipt on April 1, 2019. Presented for determination of significance)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Gomes) (Gomes seated for Maresca) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **May 6, 2019 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

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5. **1678 Asylum Avenue - University of St. Joseph** – Application (SUP# 1337) of Andrew Levesque, on behalf of the University of Saint Joseph, requesting approval of a Special Use Permit for the construction of a temporary dining annex on the western side of campus adjacent to the residence halls. The proposed dining annex includes a dining tent, kitchen trailer, bathroom trailers, patio area, pedestrian walkways, gravel driveway, and utilities all of which will be utilized during renovations to the McGovern Hall Student Center. (Submitted for TPZ receipt on April 1, 2019. Suggest required public hearing be scheduled for May 6, 2019.)

The TPZ acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Gomes) (Gomes seated for Maresca) to schedule this matter for public hearing on **Monday, May 6, 2019 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

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- 6. **Mountain Road – Culvert – Town of West Hartford** – Application (IWW# 1102), of the Engineering Division of the Town of West Hartford, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The applicant is purposing to widen Mountain Road North & South of Albany Avenue to provide an additional travel lane and complete streets improvements. This work requires the existing box culvert carrying Mountain Farms Brook under Mountain Road to be extended and additional grading within a 150 ft. upland review area. Submitted for IWWA receipt on April 1, 2019. Presented for determination of significance)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/O’Donnell; Second/Binkhorst) (Gillette Recused, Gomes and Binkhorst seated) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **May 6, 2019 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

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**PUBLIC HEARING CALLED AT 7:15 P.M.**

- 7. **227 South Main Street – Noah Webster House** – Application (SUP# 1335) of the Noah Webster House and West Hartford Historical Society requesting approval of a Special Use Permit to build a bluestone patio / terrace and install a new shed on the west side of the property. (Submitted for TPZ receipt on March 4, 2019. Required public hearing scheduled for April 1, 2019.)

The TPZ opened and continued the matter to **Monday, May 6, 2019** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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- 8. **380 Tunxis Road (a.k.a. Middle Road, Farmington)** – Application (IWW#1097) of Orchard Heights Developers, LLC, (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The applicant is proposing a six (6) lot subdivision with associated site improvements, including a proposed public cul-de-sac street, stormwater/drainage and site grading on an approximately 2.6 acre parcel of land. Much of the proposed work is within the 150’ upland review areas. (Submitted for IWWA receipt on March 4, 2019. Determined to be potentially significant and scheduled public hearing on April 1, 2019.)

Per applicant’s request, The IWWA opened and immediately continued the matter by **unanimous vote 5-0** (Motion/O’Donnell; Second/ Prestage);. (Binkhorst seated) to **Monday, May 6, 2019** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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- 9. **380 Tunxis Road (a.k.a. Middle Road, Farmington)** – Application (SUB #298) of Orchard Heights Developers, LLC, (R.O.) requesting approval of a six (6) lot residential subdivision including a proposed public cul-de-sac street and stormwater drainage infrastructure on approximately 2.6 acres of land located in a R-10 single family zone. The applicant is requesting a waiver to the sidewalk requirement as required by Section 184-24 of the West Hartford Subdivision Regulations. (Submitted for TPZ receipt on March 4, 2019. Required public hearing scheduled for April 1, 2019.)

Per applicant’s request, The TPZ opened and immediately continued the matter by ***unanimous vote 5-0*** (Motion/O’Donnell; Second/ Binkhorst); (Binkhorst seated) to **Monday, May 6, 2019** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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- 10. **1678 Asylum Avenue - University of St. Joseph** – Application (IWW#1099) of Shawn Harrington, on behalf of the University of Saint Joseph, requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on March 4, 2019. Required public hearing scheduled for April 1, 2019.)

The IWWA opened and continued the matter to **Monday, May 6, 2019** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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- 11. **1678 Asylum Avenue - University of St. Joseph** – Application (IWW# 1100) of Shawn Harrington, on behalf of the University of Saint Joseph, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The applicant proposes the replacement of the existing athletic field and track with the installation of a new synthetic turf field with lighting and associated drainage improvements. Portions of the proposed activity are within the 150 ft. upland review area. No direct wetlands impacts are proposed. (Submitted for IWWA receipt on March 4, 2019. Determined to be potentially significant and scheduled public hearing on April 1, 2019.)

The IWWA opened and continued the matter to **Monday, May 6, 2019** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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- 12. **1678 Asylum Avenue - University of St. Joseph** – Application (SUP# 1336) of Shawn Harrington, on behalf of the University of Saint Joseph, requesting approval of a Special Use Permit for the replacement of an existing athletic field with the installation of a new synthetic

turf field with lighting and associated drainage improvements. (Submitted for TPZ receipt on March 4, 2019. Required public hearing opened April 1, 2019 and continued to May 6, 2019.)

The TPZ opened and continued the matter to **Monday, May 6, 2019** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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**TOWN COUNCIL REFERRAL:**

13. Ordinance Permitting Cottage Food Operations in Residence Districts (This agenda item will be the subject of a Town Council public hearing set for May 14, 2019)

The TPZ, upon discussion, tabled the item to **Monday May 6, 2019.**

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**TOWN PLANNER'S REPORT:**

14. **Plan of Conservation and Development Update:** Thematic & Council Meeting summaries and scheduling of next subcommittee meeting.  
*Todd Dumais provided an update, no action taken.*

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**MEETING ADJOURNED: 10:15 P.M.**